

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Valley Mill Road, 900' SW
of the c/l Bentley Road
(20026 Valley Mill Road)
6th Election District
3rd Councilmanic District

Gilbert Lister-Bliss, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-422-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Gilbert and Beverly Lister-Bliss. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 30 feet in lieu of the maximum permitted 15 feet for a proposed garage. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date 6/2/98


By [Signature]

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of June, 1998 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 30 feet in lieu of the maximum permitted 15 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/4/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 4, 1998

Mr. & Mrs. Gilbert Lister-Bliss
20026 Valley Mill Road
Freeland, Maryland 21053

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Valley Mill Road, 900' SW of the c/l Bentley Road
(20026 Valley Mill Road)
6th Election District - 3rd Councilmanic District
Gilbert Lister-Bliss, et ux - Petitioners
Case No. 98-422-A

Dear Mr. & Mrs. Lister-Bliss:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20026 VALLEY MILL ROAD
which is presently zoned R.C.4

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 OF THE BALTIMORE COUNTY REGULATIONS TO PERMIT AN
ACCESSORY STRUCTURE (GARAGE) HEIGHT OF 30 FEET IN LIEU OF
THE PERMITTED 15 FOOT MAXIMUM. SEE SECTION OF PROPOSED BUILDING.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENTS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

GILBERT & BEVERLY LISTER-BLISS
(Type or Print Name)

work 410-668-6500

Signature

GILBERT & BEVERLY LISTER-BLISS
(Type or Print Name)

Signature

20026 Valley Mill Road 410.343.0007
Address Phone No

FREELAND

MD

21053

City

State

Zipcode

Name, Address and phone number of representative to be contacted

GEORGE RICHARD
Name

304 E. PENNSYLVANIA AVE 410.377.3887
Address Phone No

TOWSON, MD 21286

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: Jan DATE: 5-7-98

ESTIMATED POSTING DATE: 5-17-98

ITEM #: 422



Printed on Soybean Ink
100% Recycled Paper

98-422-A

ORDER RECEIVED FOR FILING

Date By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 20026 VALLEY MILL ROAD
address
FREEDLAND MD 21053
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHMENT

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gilbert Lister Bliss
(signature)
GILBERT LISTER BLISS
(type or print name)



Beverly Lister Bliss
(signature)
BEVERLY LISTER BLISS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GILBERT & BEVERLY LISTER BLISS

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 6, 1998
Date

Harvey E. Crawford
NOTARY PUBLIC

My Commission Expires: My Commission Expires April 7, 1999

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 20026 Valley Mill Road
address
FREELAND MD 21053
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHMENT

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gilbert Lister Bliss
(signature)
GILBERT LISTER BLISS
(type or print name)



Gilbert Lister Bliss
(signature)
GILBERT LISTER BLISS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gilbert Lister Bliss

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 6 1998
date

Karen E. Crawford
NOTARY PUBLIC

My Commission Expires: My Commission Expires April 1, 1999



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 20026 VALLEY MILL ROAD
which is presently zoned R.C.4

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT
AN ACCESSORY STRUCTURE (GARAGE) HEIGHT OF 30 FEET IN LIEU OF
THE PERMITTED 15 FOOT MAXIMUM. SEE SECTION OF PROPOSED BUILDING

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENTS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

GILBERT LISTER-BLISS

(Type or Print Name)

WORK 410-468-6500

Signature

BEVERLY LISTER-BLISS

(Type or Print Name)

Signature

20026 VALLEY MILL ROAD 410-343-0002

Address

Phone No HOME

FREELAND, MD

21053

City

State

Zipcode

Name, Address and phone number of representative to be contacted

GEORGE RICHARD

Name

304 E. PENNSYLVANIA AVE 410-333-3887

Address

Phone No

TOWSON, MD 21286

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JUM

DATE:

5-7-98

ESTIMATED POSTING DATE:

5-17-98



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Recycled Paper

98-422-A

ITEM #:

422

Request for Variance is based on:

- * Homesite is unique and unusual. Located in sparsely developed, densely wooded, rolling terrain within the view of only one other homesite (20016 Valley Mill Road). The improvement, as proposed, would not be visible from any County road.
- * Existing home is two-bedroom home with limited storage space within.

We would prefer to have a typical three-car garage which would help out with storage and garage requirements. However, the remainder of our homesite has no suitable location for a typical height garage which would meet that need.

Due to the wooded, rolling nature of the site other locations would not be "at the rear" of the homesite and would be further from the home or would require tree removal and grading to a much greater extent than the requested improvement.

Additionally, the proposed two-car garage with second level storage would utilize the existing driveway and "turn" area.

The proposed two-car garage would be nestled into the North Easterly slope of the site. Very nearly 50% of two-car garage at the first level would be backfilled into the upward sloping hillside at the rear of the garage.

(Attachment - Proposed Front Elevation, Proposed Side Elevation)

From the highest point of the proposed building, the "cupola", which incidentally makes up less than 1/8 of the total length of the main ridge, the height to the rear grade is expected to be about 20 feet. It is only at the proposed Front Elevation that the height from the top of the "cupola" to the driveway grade is about 30 feet.

OWNER:

Gilbert A. Bliss
& Beverly J. Lister-Bliss

20026 Valley Mill Road

Freeland, MD 21053

Deed Ref. : 10570 / 129

Tax Acct. No. 2000001626

Tax Map 11 Grid 5 P.316

LA M 5/6/98
B J L - B 5-6-98

422

ORDER RECEIVED FOR FILING
Date *6/10/98*
By *[Signature]*

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Real Estate Development

SHAWAN PLACE - 5 SHAWAN ROAD
Tel. (410) 527-1555

HUNT VALLEY, MD 21030
Fax: (410) 527-1563

April 22, 1998

ITEM NO. _____

ZONING DESCRIPTION FOR * 20026 VALLEY MILL ROAD

BEGINNING at a point on the west side of Valley Mill Road, 60 feet wide, said point being 900 feet southwesterly from Bentley Road, being Lot One in the subdivision of Dell Farm as recorded in Baltimore County Plat Book EHK, JR 52, Page 139. Containing 6.853 acres of land. Also known as 20020 Valley Mill Road in the 6th Election District, 3rd Councilmanic District.

* ADDITIONAL CORRECTION 5.1.98 (✓)

422

98-422-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

422

No. **133728**

DATE 5-7-98 ACCOUNT F001-6150

AMOUNT \$ 50.00

RECEIVED FROM: G. Bliss - 2026 Valley Mill Rd.

FOR: AI VAR. (CIC) **98-422-A**

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS ACTUAL TIME
5/07/1998 5/07/1998 14:10:35
REF 4804 CASHIER LSMI LVS DRAWER
5 MISCELLANEOUS DASH RECEIPT
RECEIPT # 049578
CN NO. 053728
50.00 CHECK
Baltimore County, Maryland
OFLN

CERTIFICATE OF POSTING

RE: Case No.: 98-422-A

Petitioner/Developer: _____

GEORGE RICHARD

Date of Hearing/Closing: 6/1/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

20026 VALLEY MILL RD.

The sign(s) were posted on 5/17/98
(Month, Day, Year)

CASE NO. 98-422-A

Sincerely,

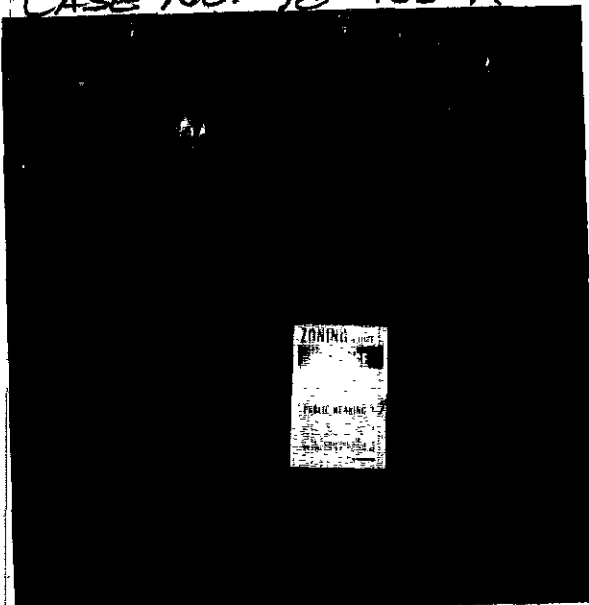
Richard E. Hoffman 5/17/98
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



20026 VALLEY MILL RD.
SIGN POSTED 5/17/98

Richard E. Hoffman 5/17/98
RICHARD E. HOFFMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 422

Petitioner: GILBERT & BEVERLY LISTER-BLISS

Location: 20026 VALLEY MILL ROAD, FREELAND, MD 21053

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEO. RICHARD % TIMBER VALLEY CONTRACTING

ADDRESS: 304 EAST PENNSYLVANIA AVENUE

TOWSON, MD 21286

PHONE NUMBER: 410.337.3887

AJ:ggs

(Revised 09/24/96)



98-422-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information


Subdivision name: _____

Plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

*See Surveyor PREPARED plat
DATED 4.14.88
CORRECTED 5.1.88*

North
date: _____
prepared by: _____
Scale of Drawing: 1" = _____

 North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acres square feet

SEWER: ☐ public ☐ private
WATER: ☐ ☐
Chesapeake Bay Critical Area: ☐ yes ☐ no
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 422 -A Address 20026 VALLEY Mill Rd

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5.7.98 Posting Date: 5.17.98 Closing Date: 6.1.98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 422 -A Address 20026 VALLEY Mill Rd.
Posting Date: 5.17.98 Closing Date: 6.1.98
Wording for Sign: To Permit A GARAGE WITH A HEIGHT of
30ft. IN LIEU OF THE PERMITTED 15ft.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 27, 1998

Mr. and Mrs. Gilbert Bliss
20026 Valley Mill Road
Freeland, MD 21053

RE: Item Number: 422
Case Number: 98-422-A
Petitioner: Gilbert Bliss, et ux

Dear Mr. and Mrs. Bliss:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 7, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:rye

Enclosures





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-15-91 ✓
Item No. 422 JCM

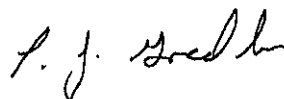
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 18, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 413, 418, 419, 420, 421, 422, 424, and 426

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

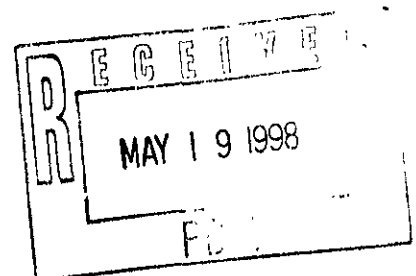
Prepared by:

Jeffrey Long

Division Chief:

Gayle Kerns

AFK/JL



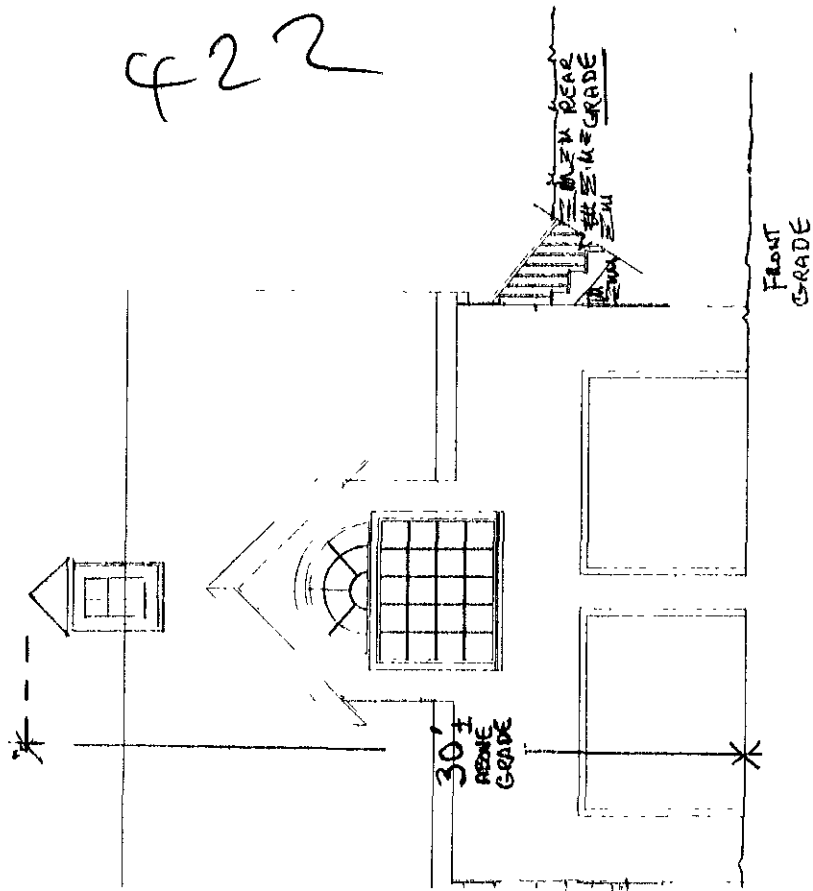
Date 6/4/98

© 1998 THE TIMBER VALLEY GROUP

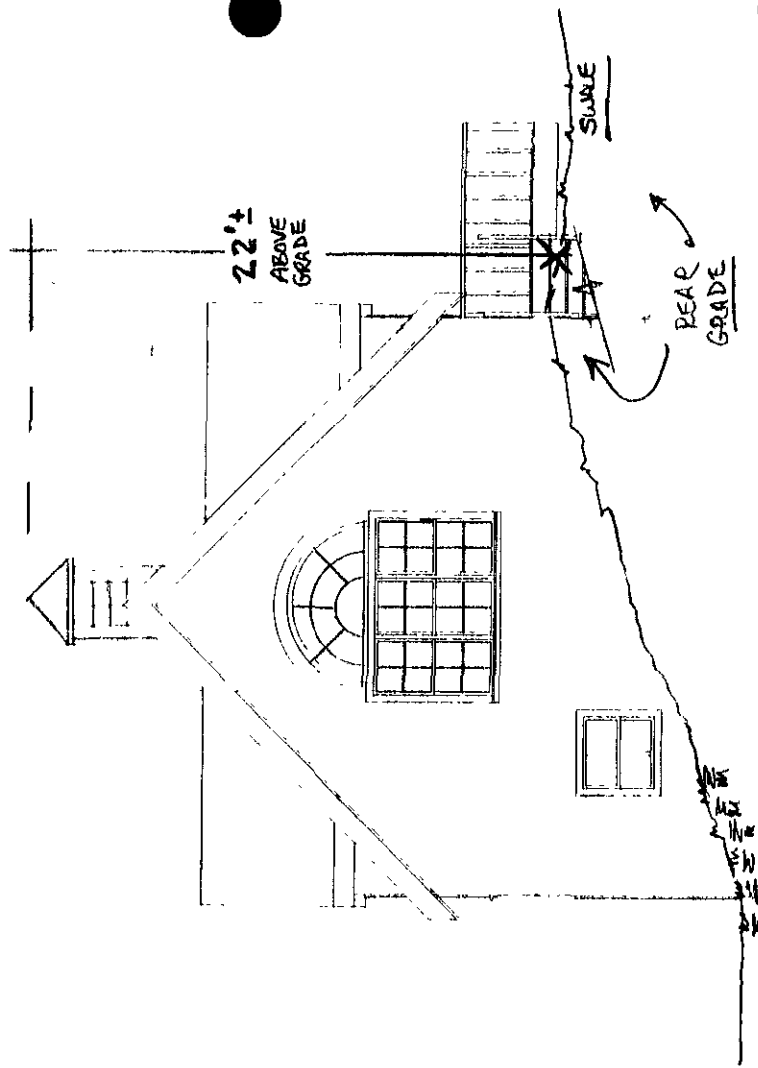
1/8" = 1'-0" SCALE

4-10-98

5-4-98 MARKED UP FOR VARIANCE PETITION QC



PROPOSED
FRONT ELEVATION
SOUTHWESTERLY ELEVATION



PROPOSED
SIDE ELEVATION
SOUTHEASTERLY ELEVATION

B J L - B S - C - 98
Lam 5/6/98

May 5, 1998
20016 Valley Mill Road
Freeland, MD 21053

Zoning Review

Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE: 20026 Valley Mill Road - Request for County
Zoning Regulation Variance to permit an accessory
structure (Garage/Storage) height of 30 feet in
lieu of the permitted 15 foot maximum.

Dear Sirs,

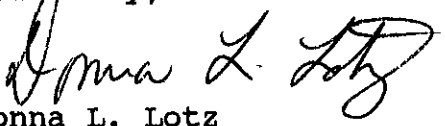
I am located on a parcel of 13.02 acres immediately to the
west of the Lister-Bliss property (20026 Valley Mill Road).

Due to the sparsely developed, densely wooded, rolling
nature of the terrain within the vicinity, the Lister-Bliss
home is the only home within sight of mine.

The Lister-Bliss' have thoroughly discussed the proposed
improvements that they are to request a zoning variance on
and I believe that those improvements will be of benefit.

I have no objection whatsoever to those improvements taking
place. Should you wish to contact me with regard to this
matter I may be reached at 410-343-1814.

Sincerely,


Donna L. Lotz

422

98-422-A



McKEE & ASSOCIATES, INC.

Shawan Place - 5 Shawan Road
Hunt Valley, Maryland 21030

1" = 200' AERIAL
LOT 1 DELL FARM
20026 VALLEY MILL ROAD
SHEET N.W. 35-D 4.22.98

1" = 200' ZONING MAP
LOT 1 DELL FARM
20026 VALLEY MILL ROAD
SHEET N.W. 35-D 4-22-98

W-24,000

Z-138,000

R. C. 2

R.C. 4

SITE

R. C. 4

VALLEY

FALLS

422

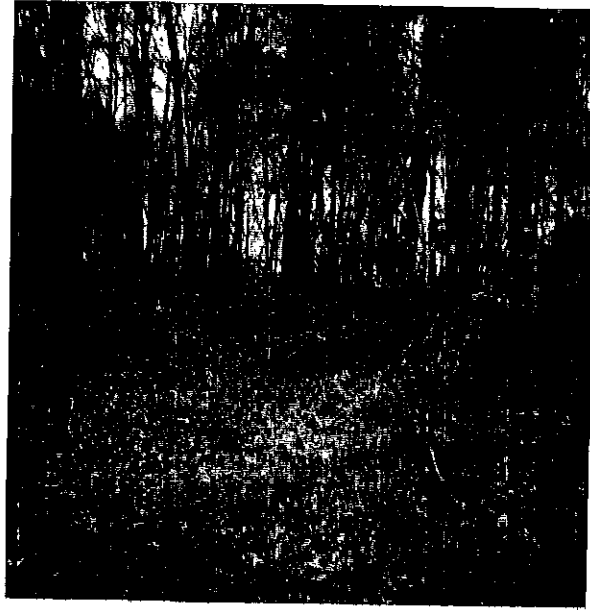
VALLEY MILL

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555

98-422-A

D C A

At proposed garage,
looking northeasterly



At proposed garage,
looking southwesterly



PLEASE SEE ATTACHMENT:
PROPOSED FRONT ELEVATION
PROPOSED SIDE ELEVATION

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555

98-422-A

MEH 5/6/98
BJC-B 5-6-98

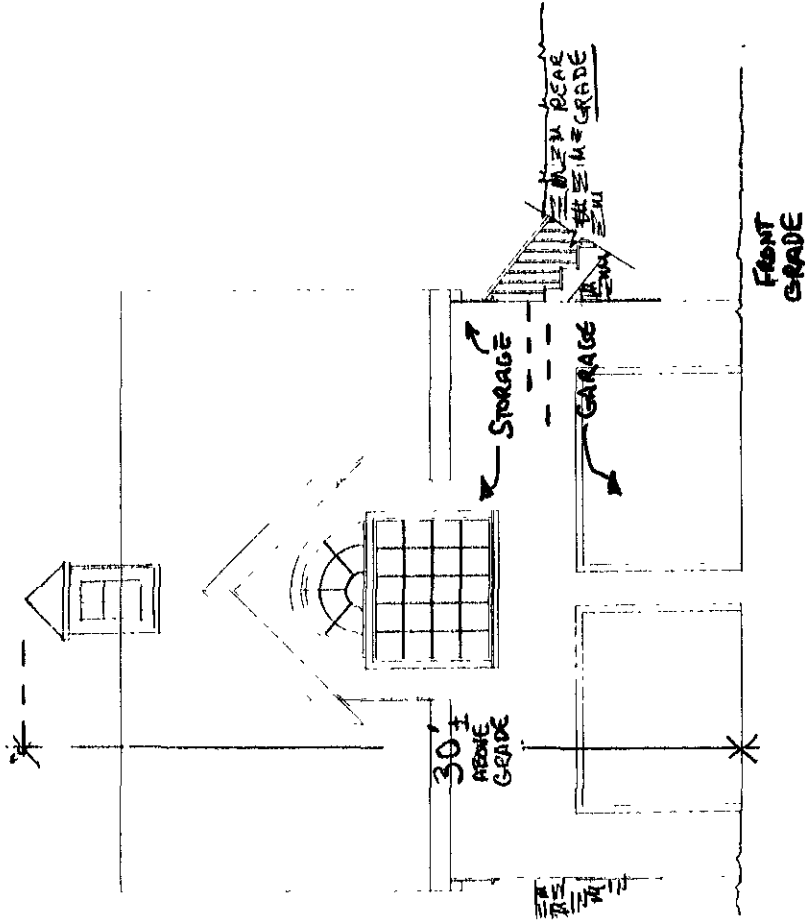
© 1998 THE TIMBER VALLEY GROUP

1/8" = 1'-0" SCALE

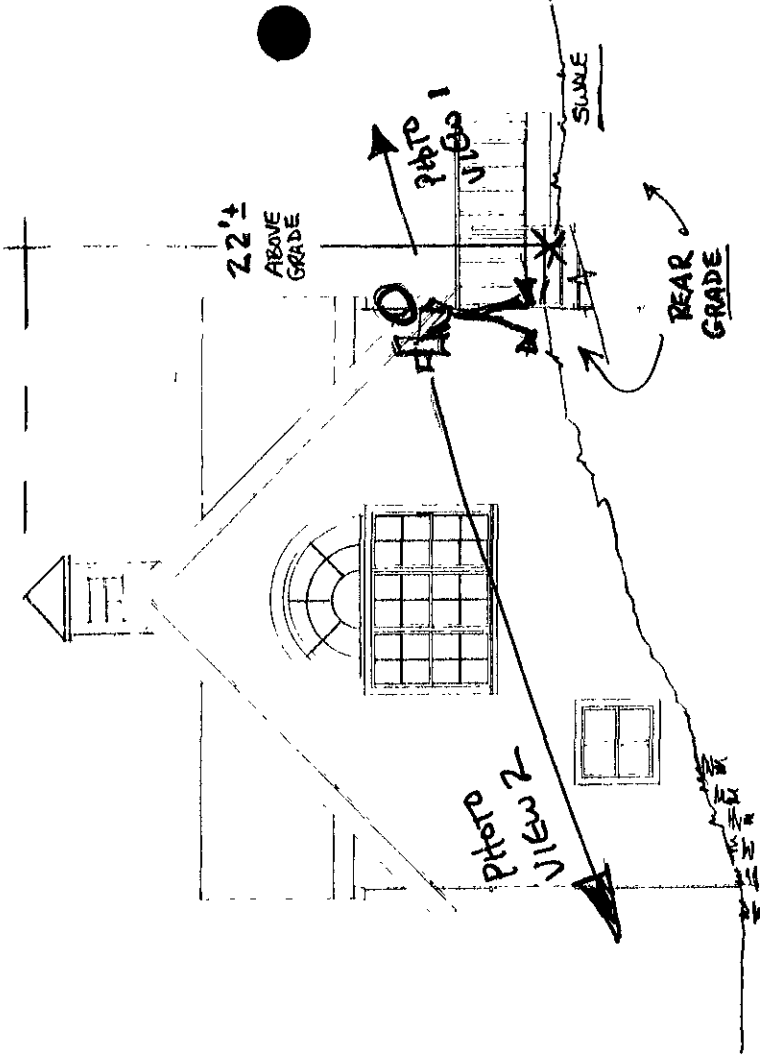
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5.4.98 DIMENSIONS & MARKED UP

(X)



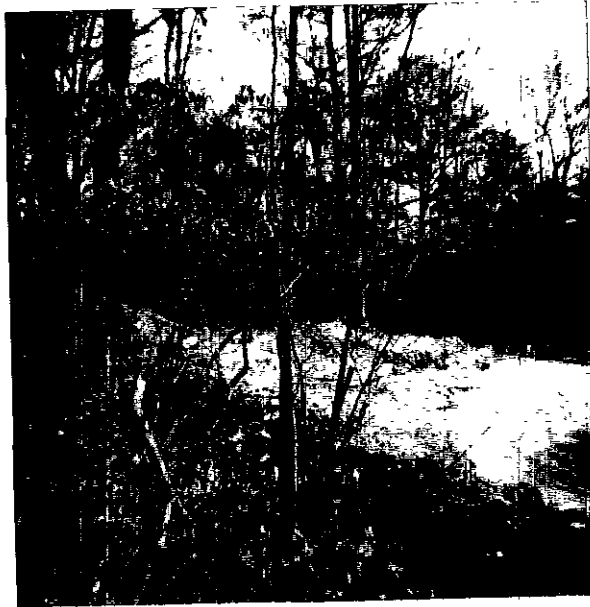
PROPOSED
FRONT ELEVATION
SOUTH WESTERLY ELEVATION



PROPOSED
SIDE ELEVATION
SOUTH EASTERLY ELEVATION

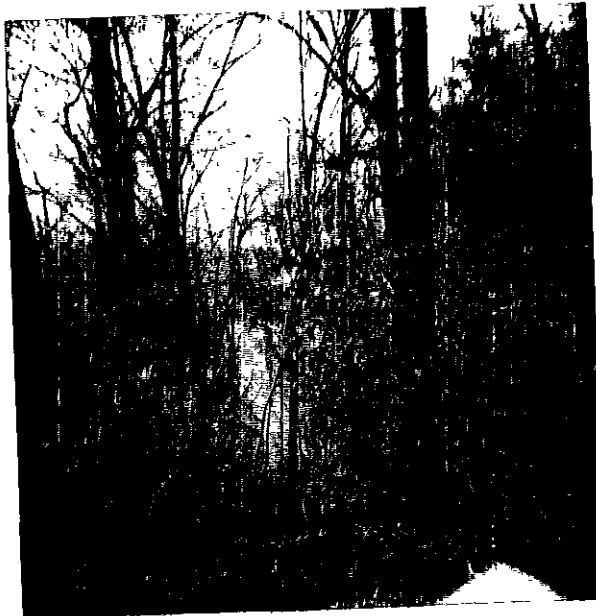
10/25/98
B) L-B 5.4.98

At proposed garage,
looking southeasterly



3

At proposed garage,
looking northwesterly



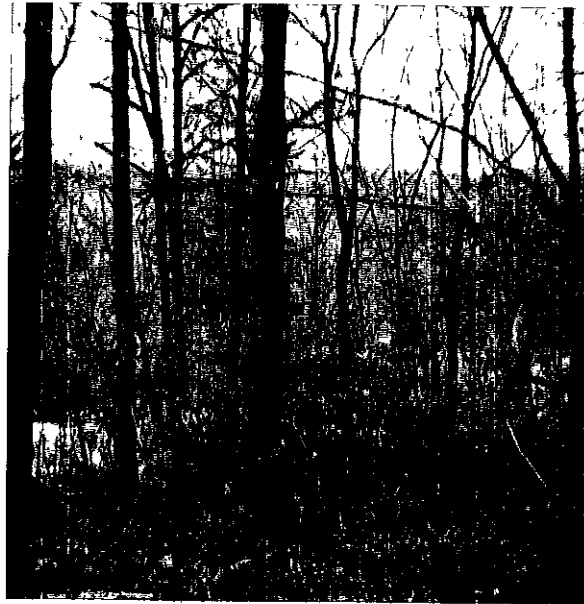
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HUNT VALLEY, MD 21030
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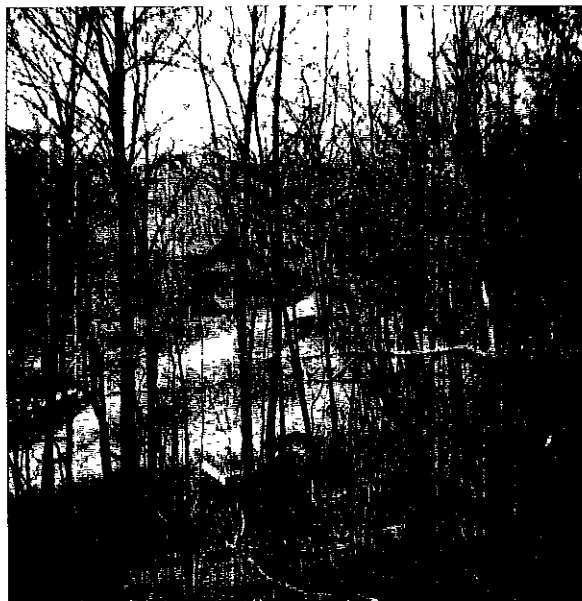
war 5/6/98
BJL-B 5-6-98

At proposed garage,
looking west



5

Looking west



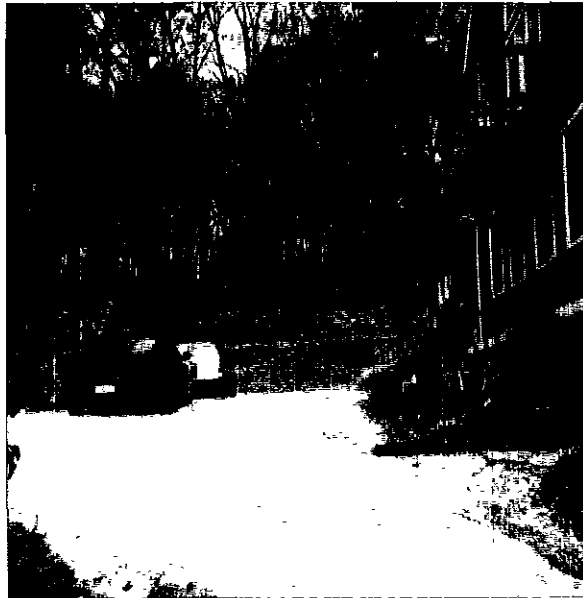
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HUNT VALLEY, MD 21030
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98-422-A

lam 5/4/98
BJL-B 5-6-98

Towards existing
dwelling



7

Looking east



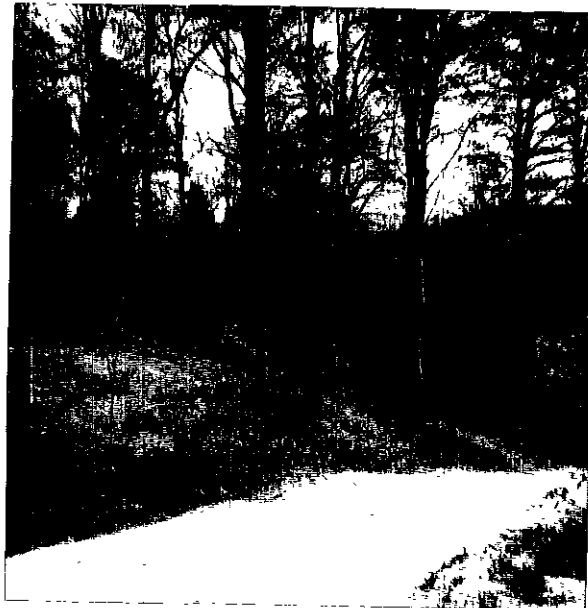
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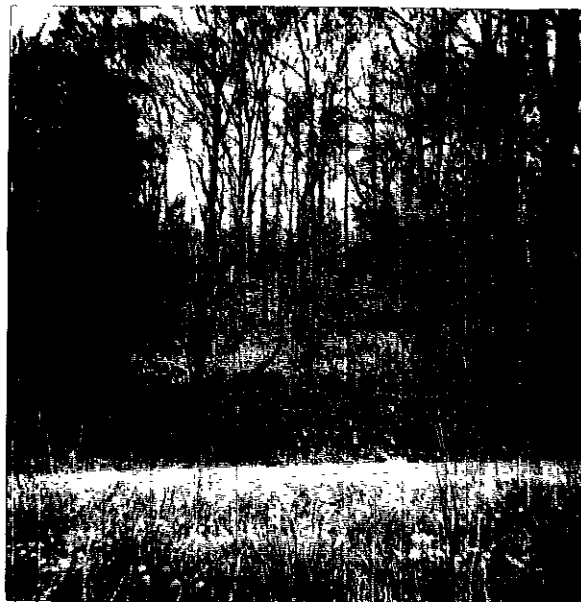
Handwritten: 5/6/98
BJL-B 5-6-98

Looking southeast



9

At Valley Mill Road,
looking towards existing
residence

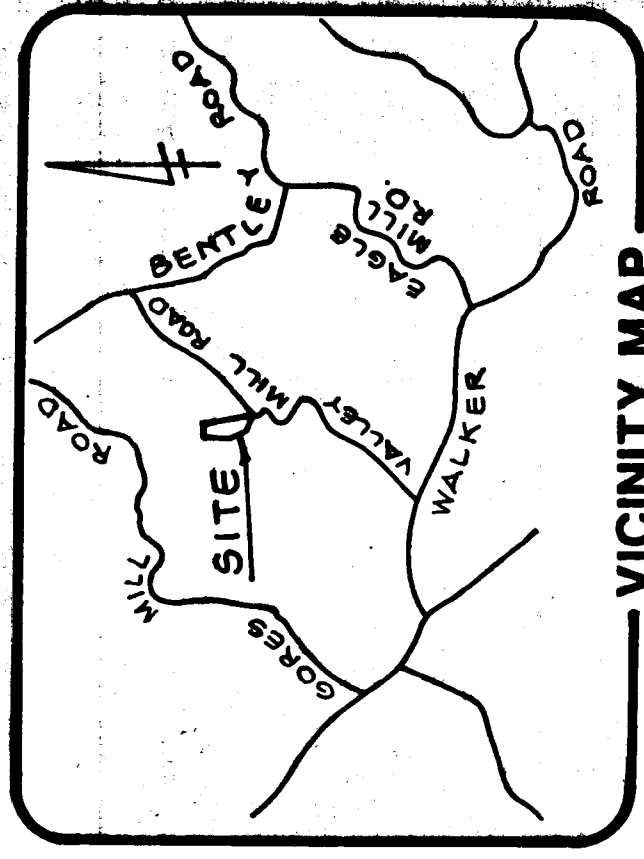


10

McKEE & ASSOCIATES, INC.
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HUNT VALLEY, MD 21030
PHONE - (410) 527-1555

98-422-A

lad 5/6/98
BJL-B 5.6.98



VICINITY MAP
SCALE: 1" = 1000'

NOTES:
THERE HAVE BEEN NO PREVIOUS ZONING HEARINGS FOR THIS SITE.

REQUESTED VARIANCE:
REQUESTING A VARIANCE FROM SECTION 400.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) HEIGHT OF 30 FEET IN LIEU OF THE PERMITTED 15 FOOT MAXIMUM.

98-422-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

20026 VALLEY MILL ROAD

APPLICANT
51-98

LOT 1 "DELL FARMS" Δ 52/139

6 TH ELECTION DISTRICT BALTIMORE CO., MD

SCALE: 1" = 100' DATE: 4 / 4 / 98

3 RD COUNCILMANIC DISTRICT

OWNER
GILBERT A. BLISS
& BEVERLY J. LISTER BLISS
20026 VALLEY MILL ROAD
FREELAND MD 21354

DEED REF.: 10570 / 128

TAX ACCT. NO. 2000001026

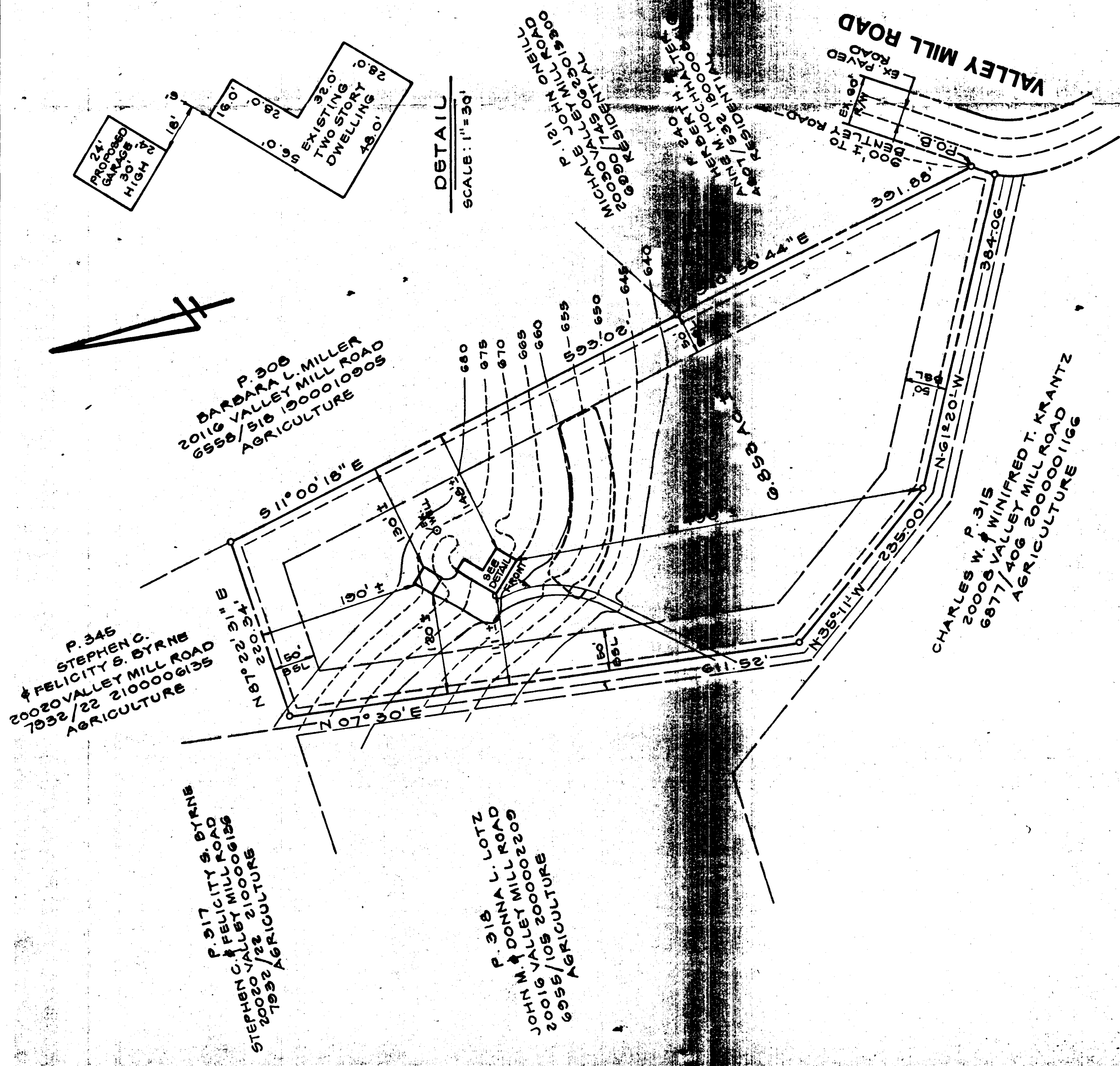
TAX MAP 11 GRID 5 P.316

AMBROSE E. GMEINER II
MD REG. NO. 20004

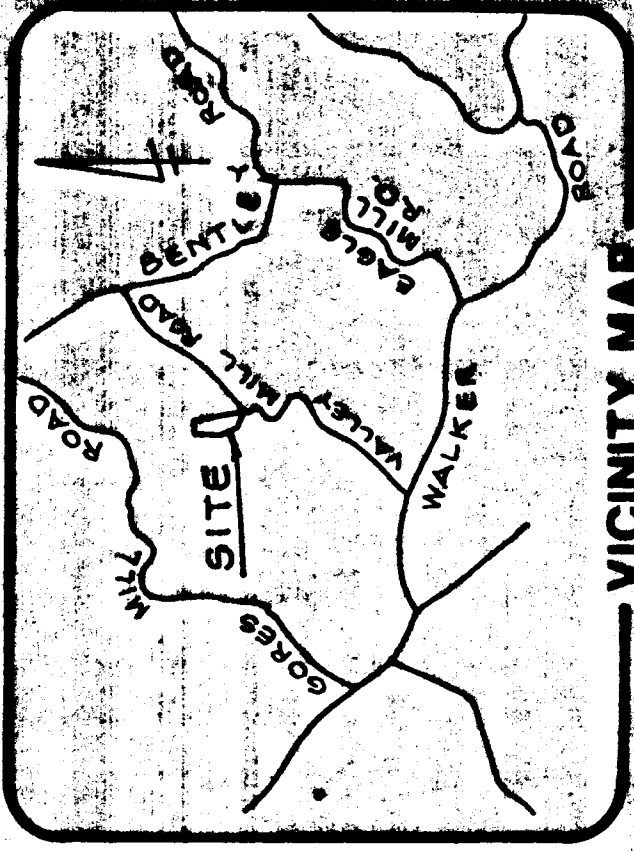
DATE

MCKEE & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS
3 SHAWAN PLACE
HUNT VALLEY MD 21038
PHONE: (410) 527-1000



DETAIL
SCALE: 1" = 30'



NOTES:

THERE HAVE BEEN NO PREVIOUS ZONING HEARINGS FOR THIS SITE.

REQUESTED VARIANCE:

REQUESTING A VARIANCE FROM SECTION 400.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) HEIGHT OF 30 FEET IN LIEU OF THE PERMITTED IS FOOT MAXIMUM.

PHOTOGRAPH INDEX SHEET

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

20026 VALLEY MILL ROAD

ANNE ARUNDEL COUNTY 5-1-98

LOT 1 "DELL FARMS" Δ 52/139

8 TH ELECTION DISTRICT BALTIMORE CO., MD
SCALE: 1" = 100'
DATE: 4 / 4 / 98
3 RD COUNCILMANIC DISTRICT

OWNER
GILBERT A. BLISS
& BEVERLY J. LISTER BLISS
20026 VALLEY MILL ROAD
FREETLAND MD 21094

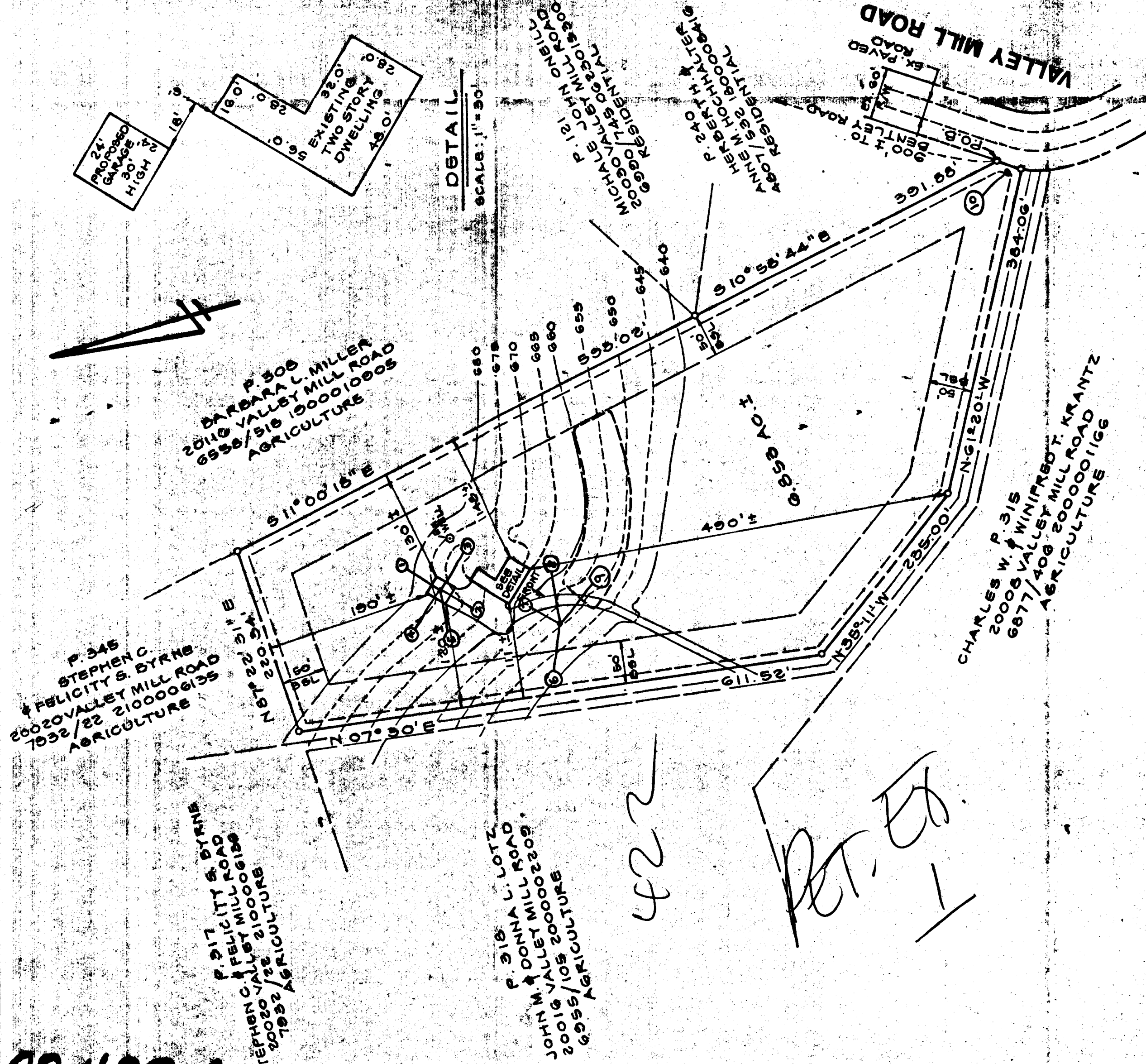
DEED REF: 10570 / 120
TAX ACCT. NO. 2090001628
TAX MAP 11 GRID S P.316

AMROSE E. GMEINER II
MD REG. NO. 20094

DATE

MCKEE & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS
SHARON PLACE & SHARON ROAD
MOUNT WILLET, MD 21094
PHONE: (410) 227-1828



98.422-A

422

RET. 5/1/98

5/1/98
5-6-98